

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
June 16, 2014**

The Dodge County Planning, Development and Parks Committee met on June 16, 2014 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman was Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed and approved as posted.

TOWN REZONING REQUESTS

Leslie Huber – Part of the SW ¼, SE ¼, Section 35, Town of Emmet, the site address being W5766 County Road CS. A petition to rezone 20.358-acres of land from the AG General Agriculture Zoning District to the R-1 Single Family Residential Zoning District has been submitted by the Town of Emmet Town Board to the Dodge County Board of Supervisors for approval in order to allow for the development of a residential subdivision at this location - County Board Recommendation.

Motion by Grebel to submit a favorable recommendation to the County Board on the Town of Emmet petition to rezone 20.358-acres of land to the R-1 Single Family Residential zoning district as proposed.

Second by Behl Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

New Frontier Land Surveying LLC, agent for Brian and Marcia Posthuma – Request to rezone approximately 4-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 4-acre non-farm residential lot on this site. The property is located in part of the NW ¼, NW ¼, Section 30, T13N, R14E, Town of Trenton, the address being W9680 State Road 68.

Motion by Marsik to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone 4-acres of land from the A-1 Prime Agricultural zoning district to the A-2 General Agricultural zoning district.

Second by Bobholz Vote 5-0 Motion carried.

PUBLIC HEARING

Dennis and Margaret DeMaster – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a 5-acre non-farm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼, SE ¼, Section 29, T13N, R14E, Town of Trenton, the site address being N10341 Lakeland Road.

Motion by Grebel to approve the conditional use permit request to allow for the creation of a 5-acre non-farm residential lot in the A-1 Prime Agricultural zoning district subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and the Town of Trenton, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 9.39-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 044-1314-2924-000; 044-1314-2921-001; 044-1314-2931-000; 044-1314-2934-000; 044-1314-2942-000
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by Bobholz Vote 5-0 Motion carried.

OTHER BUSINESS

1. Discuss modifications to the Subdivision provisions of the Code to comply with 2014 Acts 272, 280, and 358, Platting and CSM procedures.

Mr. Giebel noted that there have been several legislative changes to the Platting and CSM Laws with the passage of Wisconsin Act 358 which was published April 24, 2014; and with the passage of Wisconsin Act 272 which was published April 17, 2014

Giebel noted that the bills made significant changes to all of the platting statutes including changes to Assessor's plats, Cemetery plats, Subdivision plats, Certified Survey Maps and Condominium plats. He noted that the bills also made changes to the Wisconsin Statutes impacting Professional Land Surveyors. The majority of the changes will go into effect between August 17, 2014 and August 24, 2014.

Giebel noted that the subdivision provisions of the Dodge County Land Use Code will need to be updated to reflect the changes in the statutes and he noted that the staff has begun the process of preparing a code amendment to reflect the changes. Giebel noted that the staff would like to prepare a separate "stand alone" subdivision ordinance to replace the current subdivision provisions in Chapter 7 of the Code. The Committee agreed that a separate stand-alone ordinance would be appropriate and directed the staff to proceed with writing the amendment to the applicable Codes in order to update the County Codes so that they reflect the proposed statute changes.

2. The minutes from the May 19, 2014 meeting were reviewed by the Committee.

Motion by Marsik to approve the minutes as written.

Second by Bobholz Vote: 5-0 Motion carried.

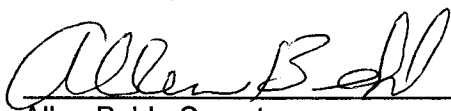
3. No Committee Member Reports

4. No additional Per Diems

Motion by order of the Chairman to adjourn the meeting.

Meeting adjourned at 7:40 p.m.

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.